



### AGENDA

Site Development Review Committee  
Regular Meeting  
Tuesday – January 10, 2006 @ 10:00 a.m.  
*Council Chambers, Bryan Municipal Building*

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**WORKSHOP:** (SDRC Members Only) Room 305, Bryan Municipal Building @ 9:30 a.m.

### **NEW APPLICATIONS:**

- 1. Conditional Use Permit. [CU05-15](#). Residential in Commercial.** This is a request to allow an existing residence in a 'C'—Commercial zoning district. This property is located at East State Highway 21 at Maple Drive. (1512 Maple Drive).  
CASE CONTACT: Stephan Gage (CEK)  
OWNER/APPLICANT/AGENT: Jane Adams/Same as owner/None listed  
SUBDIVISION: Stephen F Austin Survey
- 2. Preliminary Plan. [PP05-31](#). Pendleton Place Subdivision.** This is a plat proposing 1 lot consisting of 20 acres for a planned development/multi-family use. This property is located south of the intersection of Boonville Road and Pendleton Drive.  
CASE CONTACT: Stephan Gage (RPR)  
OWNER/APPLICANT/AGENT: Pendleton Apartments Ltd/Gregory Taggart/MDG Development Group  
SUBDIVISION: Pendleton Place
- 3. Final Plat. [FP05-32](#). Traditions Park Subdivision.** This is a plat proposing 1 lot consisting of 4.187 acres for park land. This property is located within the Traditions Country Club.  
CASE CONTACT: Beth Wilson (CEK)  
OWNER/APPLICANT/AGENT: Bryan Commerce & Development/Linda Huff/McClure & Brown  
SUBDIVISION: Traditions Park
- 4. Final Plat. [FP06-01](#). Lara Place Subdivision.** This is a plat proposing 7 lots consisting of 1.56 acres for residential use. This property is located south of the intersection of Suncrest Drive and West 28<sup>th</sup> Street. (803 Suncrest)  
CASE CONTACT: Beth Wilson (RPR)  
OWNER/APPLICANT/AGENT: Richard Lara/Greg Taggart/MDG  
SUBDIVISION: Lara Place Subdivision
- 5. Site Plan. [SP 05-56](#). Brazos County Exposition Center.** This is a site plan proposing three buildings consisting of an exhibit hall (47,679sf), covered arena (77,739sf) and a stall barn (62,895sf) on a 159 acre tract. This property is located off of Highway 47 northwest of the intersection with West Villa Maria Road.  
CASE CONTACT: Beth Wilson (RPR)  
OWNER/APPLICANT/AGENT: Brazos County/Same as owner/Kling Engineering  
SUBDIVISION: TJ Wooten Survey
- 6. Site Plan. [SP05-55](#). Tejas Center Starbucks.** This is a site plan proposing a new Brazos Valley Bank (1,449 sf) and

and a new Starbuck's café (1,762 sf). This property is located at the east corner of South Texas Avenue and East Villa Maria Road, in the Tejas Center.

CASE CONTACT: Stephan Gage (RPR)  
 OWNER/APPLICANT/AGENT: Tejas Center, Ltd/John Culpepper/M.L. Hammons  
 SUBDIVISION: Tejas Center

**REVISIONS: (May not be distributed to all members)**

1. **Final Plat. [FP05-31](#). Traditions Subdivision – Phase 14.** This is a revised plat proposing 30 lots consisting of 28.432 acres for residential use. This property is located within the Traditions Country Club.  
 CASE CONTACT: Beth Wilson (CEK)  
 OWNER/APPLICANT/AGENT: Bryan Commerce & Development/Bryan-Traditions LP/Texcon  
 SUBDIVISION: Traditions
  
2. **Preliminary Plan. [PP05-23](#). Traditions Bend Townhome Subdivision (Was Previously Empire Townhome Subdivision).** This is a revised plat proposing 82 lots consisting of 15.139 acres for residential use. This property is located west of the intersection of West Villa Maria Road and North Harvey Mitchell Parkway.  
 CASE CONTACT: Beth Wilson (CEK)  
 OWNER/APPLICANT/AGENT: Kenneth Melber/Empire Development Company/Gattis Engineering  
 SUBDIVISION: Traditions Bend Townhome
  
3. **Site Plan. [SP05-47](#). Loupot's Villa Maria (Was previously Loupot North).** This is a site plan proposing a new 5,700 sf building for retail use. This site is located near the intersection of East Villa Maria Road and Red River Road. (2536 East Villa Maria Road)  
 CASE CONTACT: John Dean (RPR)  
 OWNER/APPLICANT/AGENT: Ann Loupot Daughy/George Lovett/Galindo Engineers  
 SUBDIVISION: Lovett